

SHOPPPES AT CULBERTSON

1548 HORSESHOE PIKE • GLENMOORE, PA • 19343



±1,250-6,000 SF OF RETAIL SPACE

FOR LEASE

JOIN Ducklings
EARLY LEARNING CENTER

PROPERTY OVERVIEW

Shoppes at Culbertson: 1,500 – 6,000 SF of Retail/Medical Office Space For Lease

- Retail/Medical Office Space For Lease
 - Proposed 6,000 SF Building – Can be demised from 1,500-6,000 SF
 - 3,836 SF Two-Story Historical Building – constructed in 1826 with potential for outdoor seating
 - Proposed 5,000 SF Building
- Newly constructed, mixed-use community in a highly sought-after area of Chester County
- Join Ducklings Early Learning Center (daycare facility) recently opened in 2025
- 178 townhomes “Reserves at Cross Creek” recently constructed behind commercial development
- High visibility on Horseshoe Pike, one of the area’s main traffic routes, ensuring exposure for your business

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	17,868	60,616	129,520
EMPLOYEES	2,735	11,375	35,190
AVERAGE HHI	\$177,969	\$153,655	\$156,802
HOUSEHOLDS	6,672	22,739	48,273



SITE PLAN

Ducklings
EARLY LEARNING CENTER

BUILDING A
DAY CARE FACILITY
11,940 SF

BUILDING B
FUTURE MULTI-TENANT RETAIL
±6,000 SF

Existing
Historic
Structure

BUILDING C
EXISTING 2 STORY
±3,836 SF

BUILDING D
FUTURE BUILDING
±5,000 SF

≈11,000 VPD

178 Townhomes
Under Construction



BUILDING	TENANT	SF
A	LITTLE DUCKLINGS DAY CARE	11,940
B	FUTURE MULTI-TENANT RETAIL	6,000
C	EXISTING TWO-STORY	3,836
D	FUTURE BUILDING	5,000

DEVELOPMENTS

SITE

Judd Builders
178 Townhomes

**Mapleview by Ryan
Homes**
154 Townhomes

**Traditions of America
at Brandywine Farms**
180 Single Family Homes

**Ryan Homes at
Brandywine Walk**
134 Homes Under
Construction

**Stonemill Village by
Toll Brothers**
89 Townhomes
Coming Soon

BRANDYWINE VILLAGE SHOPPING MALL

CROP'S
Fresh
MARKETPLACE

FINE WINE & GOOD SPIRITS



DUNKIN'

GIANT
COMING SOON!

Fulton Bank
LISTENING IS JUST THE BEGINNING.®



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MARKET AERIAL

SITE

BRANDYWINE VILLAGE SHOPPING MALL

CROP'S
FRESH MARKETPLACE
GIANT
COMING SOON!

DUNKIN'
Fulton Bank
LISTENING IS JUST THE BEGINNING

ASHBRIDGE SQUARE

THE HOME DEPOT
Staples
DOLLAR TREE
P.J. WHELIHAN'S
Ashley
goodwill

QUARRY CROSSINGS

LA FITNESS
BUFFALO WILD WINGS
Olive Garden
DUNKIN'
AAA

THORNDALE PLAZA

GIANT KOHL'S

DOLLAR TREE
AT&T
Starbucks
9
T Mobile
GNC
WELLS FARGO
PET SUPPLIES PLUS
Great Clips
WAYBACK
PAPA JOHN'S

DOWNINGTOWN WEST HIGH SCHOOL

ROYAL FARMS

ACME
Crazy about food.

TACO BELL

BISHOP SHANAHAN HIGH SCHOOL

BRANDYWINE SQUARE

Wegmans
DICK'S
BJS
FIVE BELOW
FIVE GUYS
CAVA
PETSMART
AT&T
HARBOR FREIGHT TOOLS
BOOT BARN
Starbucks
DSW
GameStop

CALN PLAZA

GROCERY OUTLET
bargain market
FAMILY DOLLAR
DUNKIN'
POPEYES
DTLR
ST Bank

AIRPORT VILLAGE SC

BURGER KING
DOLLAR TREE
verizon

Wawa

CVS pharmacy

DUNKIN'

McDonald's

Auto Zone

ALDI

CARPET & TILE MART
FLOORING SUPERCENTERS

Starbucks
CHIPOTLE

COATESVILLE AREA HIGH SCHOOL

Pizza Hut

McDonald's

NAPA

DOLLAR TREE

DOLLAR GENERAL



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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Moorestown, NJ 08057

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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

